



Focus on Replacing the NW Regional Office Facility

Administrative Services

Why Replace the NW Regional Office Facility?

The lease for Ecology's NW Regional Office expires in June 2011. The leased facility does not meet General Administration's leasing standards or the agency's business needs of keeping staff close to the communities we serve. We are also moving new staff to the region to implement new requirements for stormwater control and clean up of contaminated properties.

Project Request

Ecology is requesting authority for a Certificate of Participation (COP) to purchase land and build a facility to meet the agency's long-term (50 to 75 years) business needs. The JLARC Lease vs. Purchase model estimates the state will save \$8 million in the first 25 years by purchasing the building rather than leasing. The savings over the following 25 to 50 years of building life would be substantially greater. The estimated project cost is \$51.3 million.

Options Considered

- Extend the current lease, and lease a second facility to provide the space needed to do agency business. This would increase operating costs and decrease efficiency of service delivery.
- Lease a facility that will meet all the agency's needs. The JLARC Lease vs. Purchase model shows this would cost \$8 million more than building a new facility.
- Purchase land and build a facility that will meet the agency's long-term business needs. This option is the most cost effective and increases efficiency through co-location of agency staff.

Where Would the Facility be Located?

Ecology has made a commitment to have staff in the communities we serve. Most of the sites we regulate from the NW Regional Office are on the I-5 corridor, west of Lake Washington. (See map on reverse side.) To minimize staff time spent traveling to these facilities, a new location should be close to I-5 or 405 and the I-90 or 520 bridges. Customers who visit the office are equally located on each side of Lake Washington. The agency has asked GA to find a suitable site in the urban King County area. The current office is near I-405 and I-90.

Results

Authorizing Ecology to use COP financing will produce the following results:

- An efficient and sustainable building that will meet the long-term business needs of the agency and the state.
- Reduced operation and maintenance costs by meeting or exceeding state requirements for green building construction.
- Increased staff efficiency by having all needed support functions on site.
- Long-term stability of location for Ecology's customers.
- Creation of design and construction jobs in King County over the next four years

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Locations of Ecology work in the Northwest Region

